
**Z-2544
D & D, LLC
NB TO GB**

**STAFF REPORT
August 15, 2013**

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Daniel Teder, is requesting rezoning of the northeast corner of S. 18th Street and Troxel Drive, just north of Veterans Memorial Parkway, more specifically, Wea Plaza, 3613 S. 18th Street, Lafayette, Wea 9 (NE) 22-4. This GB rezone is being requested so that a veterinary service (SIC 074) which is not allowed in the NB zone, can locate in an empty storefront.

ZONING HISTORY AND AREA ZONING PATTERNS:

This structure is currently zoned NB, Neighborhood Business. It was rezoned from R1 to LB, Local Business in 1996 (Z-1659); LB became NB when the current ordinance was adopted in 1998. Properties adjacent to the north and south are zoned GB, General Business. The property to the east and rear of the building is zoned NB. The church across South 18th Street is zoned R1B.

AREA LAND USE PATTERNS:

This integrated center was built in 1998 and currently houses two restaurants, an insurance office, a salon, and a gym. The ATM that was once located in the parking lot has been removed. To the north of the site is a self-storage facility, to the east is an office building housing the USDA and SWCD, to the south is a carwash/detailing business and west across 18th Street is Christ United Methodist Church.

TRAFFIC AND TRANSPORTATION:

This building faces 18th Street, (classified as a primary arterial) and has the ability to have drive-through windows on both the north and south end of the building. (Restaurants with drive-through windows are permitted by right in GB; in the NB zone, a special exception is required.) There are two entrances off of Troxel Drive, one serving customer parking and one for employees and deliveries.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The site is served by city sewer and water. No buffer is required between NB and GB.

STAFF COMMENTS:

Petitioner has an empty storefront on the north side of the integrated center. Petitioner has stated that a potential tenant, a veterinarian, is interested in locating there. Unfortunately, the UZO does not permit veterinary services in the NB zone but it is permitted in GB. This potential user is the impetus for this request. According to

petitioner, this storefront has been empty for over two years; it was previously a dry cleaning facility.

Permitting this established integrated center to be rezoned from NB to GB will make no noticeable difference to the public except that a proposed veterinarian clinic would be permitted at this location. Properties to the north and south are established uses that can benefit from the filling of an empty suite. There are no residential uses adjacent to Wea Plaza that would be impacted by the slight change in zoning.

Zoning development standard differences between the NB and GB include an increase in building coverage and decrease in vegetative coverage. Staff feels these are not valid concerns on this particular site because the site is already developed and the uses in the area are established. The building coverage for this site is well under the maximum for both zones.

Staff believes that the filling of an empty storefront is a positive change for the area and a rezone to GB would not impose additional development standards to the existing site. Because of the proposed use's compatible nature and the center's distance from residential uses staff can support this rezone.

STAFF RECOMMENDATION:

Approval